



## SUNSHINE COAST REGIONAL DISTRICT

### Question and Answers #2

Request for Proposal No. 2465001

Construction Management Services: Development of a Community Hall

**Date:** April 2, 2024

#### **Item No.1**

**Question:** When is the current grant expiring?

**Answer:** November 2025, we have asked for a two-year extension which has been verbally approved we are just waiting for confirmation in writing.

#### **Item No.2**

**Question:** Is the budget available for this project?

**Answer:** \$2.7 million which includes the grant portion and Regional District portion. This price does not include the design and professional services.

#### **Item No. 3**

**Question:** Are there any archeological concerns?

**Answer:** No, Contractors will be required to report any evidence of archeological activity that is discovered during work.

#### **Item No.4**

**Question:** Do you have information on the existing septic?

**Answer:** We are not sure what the capacity is available, it is preferred to use the existing septic field but you will need a Registered Onsite Wastewater Practitioner to design/assess/provide detailed guidance.

#### **Item No.5**

**Question:** Are as-builts/record drawings available for washroom/septic

**Answer:** See Addendum No.3

#### **Item No.6**

**Question:** Do you know if there is a (hydro) service upgrade needed?

**Answer:** Not that we are aware of.

#### **Item No.7**

**Question:** Are you looking for a building using mass timber, C&T decking?

**Answer:** That will be a decision the project team makes based during the design process.

#### **Item No.8**

**Question:** Building needs to be net zero ready – is that for energy or carbon?

**Answer:** The building must be net zero ready as per the BC Building code.

#### **Item No.9**

**Question:** On the pre-construction side do you imagine that we would be issuing the tender as soon as you sign the contract with the successful Contractor, or can we start engagement for subs later?

**Answer:** This is up to the Contractor.

**Item No.10**

**Question:** Who is responsible for acquiring the Building Permit? Building permits are typically applied through the consultant as we cannot answer to the questions the building department may ask.

**Answer:** The Project Team will work together to achieve Building Permits. RFPs were scoped for that to be a requirement of the construction management Contractor.

**Item No.11**

**Question:** Is there any reason that this project may be delayed due to the water system (i.e fire flow)?

**Answer:** That is not anticipated to be an issue for the construction of a single building.

**Item No.12**

**Question:** Do you have a general list of Contractors who will be bidding on this project?

**Answer:** The Regional District does not provide or maintain a bidders list.

**Item No.13**

**Question:** Could you please advise on the fee structure for this project, are you looking for construction management fees for preconstruction (flat or monthly) and what does the Regional District require for the actual construction portion?

**Answer:** Please see Addendum No.3, this response replaces all other previously stated answers.